





**Guide Price**  
**£1,600,000**

Enjoying wonderful rural views over the surrounding Buckinghamshire countryside towards Mentmore Towers, this beautifully refurbished 19th Century six bedroom detached family farmhouse which stands on approximately 1.4 acres has been tastefully extended to now provide three large reception rooms, refitted kitchen/breakfast room, master bedroom with en-suite, guest bedroom with en-suite, family bathroom, double garage and off road parking for numerous vehicles. The property is also ideally situated within easy reach of the main line railway station to London Euston and is within catchment for the sought after Grammar schools.

# Property Description

## ENTRANCE PORCH

Covered oak porch with oak hardwood door with double glazed leaded light windows to:

## ENTRANCE HALL

Stairs to first floor.

## FAMILY ROOM

A triple aspect room with shuttered sash windows to front and side aspects and double glazed double doors to rear with shutters. Fireplace with wood burning stove and stone hearth, furniture rail, four wall light points, two radiators, oak flooring and wiring for surround sound cinema, projector and drop down screen.

## LOUNGE/DINING ROOM

A large open plan double aspect room with sash windows to front and double glazed sliding patio doors to decking at rear. Cast iron open fireplace, oak flooring, two radiators and recessed spotlighting. Door to kitchen/breakfast room and door to understairs cupboard, further built in cupboards.

## KITCHEN/BREAKFAST ROOM

Re-fitted Schmidt kitchen with a range of wall-mounted and floor standing units with Dekton work surface over, oil-fired Rayburn cooker, inset butler sink with mixer tap over, space for American-style fridge freezer, two integrated dishwashers, breakfast bar, doors to sitting room, pantry and cloakroom, sash window to front.

## CLOAKROOM

Window to rear aspect. High level WC, wash hand basin.

## SITTING ROOM

A lovely bright room which offers incredibly flexible use, double glazed windows and skylights to the side, window and stable door to front and stable door to rear. radiator, door to wet room.

## WETROOM

A tiled room with shower area, low level WC, wash hand basin, heated towel rail.

## LANDING

Sash window to front and window to rear. Range of built in wardrobes and cupboards, Radiator. Utility area with plumbing for automatic washing machine. Stairs to second floor. Airing cupboard housing Megaflo hot water cylinder.

## BEDROOM ONE

Double aspect room with sash windows to front and side. Cast iron fireplace, built in cupboards, radiator.

## EN-SUITE

Sash window to side aspect. Large walk in shower cubicle with power shower to drencher head, wash hand basin with mixer tap, low level w.c. tiled walls, tiled floor and heated towel rail, recessed spotlighting.

## BEDROOM TWO

Two sash windows to front aspect. Radiator, cast iron fireplace.

## BEDROOM THREE

Double aspect room with sash windows to front and side. Cast iron fireplace, radiator.

## BEDROOM FOUR

Window to rear aspect. Radiator.

## BATHROOM

Sash window to rear aspect. Comprising panelled bath with mixer tap shower attachment, tiled shower cubicle with power shower to handset and drencher head, pedestal wash hand basin, low level w.c. tiled floor, part tiled walls and heated towel rail. Recessed spotlighting, underfloor heating.

## SECOND FLOOR LANDING

Double glazed window to rear. Eaves storage cupboard.

## BEDROOM FIVE

Double glazed window to rear and two double glazed Velux windows to front. Radiator, eaves storage cupboards.

## EN-SUITE

Double glazed windows to side aspect, double glazed Velux window to front. Comprising freestanding bath with mixer tap shower attachment, tiled shower cubicle with power shower to handset and body jets, wash hand basin, low level w.c. radiator. Eaves storage cupboard.

## BEDROOM SIX

Triple aspect room with double glazed window to side and double glazed Velux windows to front and rear. Radiator, eaves storage cupboards.

## OUTSIDE

## DOUBLE GARAGE

Detached double garage with metal side-hinged doors, power and light. To the rear of the garaging is a large covered area providing a large storage area.

## GARDENS AND GRASSLANDS

Extending to approximately 1.4 acres made up of gardens and grassland affording wonderful views over the surrounding countryside towards Mentmore Towers. The formal gardens are mainly laid to lawn with a large timber decked patio area and hot tub. There is a further grassed and wooded area creating a natural habitat. To the other side is an enclosed grass area with a large natural swimming pond which in turn leads to further enclosed areas. The front of the property is accessed via an electric gate that leads to a large, shingled area providing parking for numerous vehicles and provides a charging point for an electric car.



TOTAL FLOOR AREA : 2802 sq.ft. (260.3 sq.m.) approx.

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